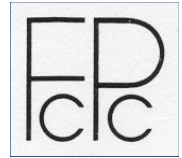




FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



MEETING SUMMARY Wednesday January 9, 2013

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ITEM	TIME	ACTION REQUESTED
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9:30 A.M.

1. **MINUTES** **DECISION**
N/A
2. **PLANNING COMMISSION COMMENTS:** **INFORMATIONAL**
Mr. Lawrence and Mr. Robbins welcomed Mr. Bill Hopwood to the Planning Commission.
Mr. Hopwood filled the vacant position left by Mr. Floyd.
3. **AGENCY COMMENTS/AGENDA BRIEFING** **INFORMATIONAL**
Eric Soter announced that due to the full workload for February and March, there will be a need for additional Planning Commission meetings on the fourth Wednesday of the months.
4. **PRELIMINARY PLANS** **DECISION**
 - a) Cullers Retreat, Section 2, Lots 201-215 - The applicant requested Preliminary Plan approval for 15 residential single family lots on 25.27 acres. Located on the southwest quadrant of the intersection of Jefferson Pike (MD 180) and Renn Road. Zoned: R-1 Residential, Frederick Planning Region. Tax Map 85 / Parcel 82. File: S-1050, Plan AP11883, APFO AP 11885 & FRO AP11884.

Staff Presentation:

Mike Wilkins, Principal Planner

Decision: Mr. Lawrence made a motion to approve the preliminary plan as presented with conditions as listed in the staff report as well as the following four conditions: Mr. Young 2nd.

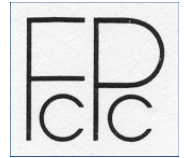
1. Reconfigure emergency turnaround
2. Lots 202, 203, and 204 shall front MD180
3. Eliminate Lot 206
4. Deny Lot 201 access to MD180

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FREDERICK COUNTY PLANNING COMMISSION

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MEETING SUMMARY Wednesday January 9, 2013

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Vote: 5-2-0-0

For: 5 – Lawrence, Young, Robbins, Hopwood, and Wolfe

Against: 2 - Hall, McClurkin

Abstain: 0

Absent: 0

- b) Glad Hill Acres, Section 1 - The applicant requested Preliminary Plan approval for 77 residential single family lots on 166.87 acres. Located on the north side of Gladhill Brothers Road, 2,000 feet east of Browningsville Road. Zoned: R-1 Residential, Urbana Planning Region. Tax Map 97 / Parcel 12. File: S-867, Plan AP12626, APFO AP12627 & FRO AP12628.

Staff Presentation:

Mike Wilkins, Principal Planner

Decision: Ms. Wolfe made a motion to approve the preliminary plan as presented with conditions as listed in the staff report. Mr. Young 2nd.

Vote: 3-4-0-0

For: 3 –Young, Wolfe, and Hopwood

Against: 4 – McClurkin, Hall, Robbins, and Lawrence

Abstain: 0

Absent: 0

Mr. Young made a motion for a continuance for up to 6 months to give the applicant time to address the concerns. Mr. Hall 2nd.

Mr. Chomel advised the commissioners that their role is to approve or deny a plan is based on whether or not it meets the requirements of the law, they need to cite the reasons why it fails to comply.

Mr. Young withdrew the motion to continue. He then made a motion to approve the preliminary plan as presented with conditions as listed in the staff report and additional conditions: Ms. Wolfe 2nd.

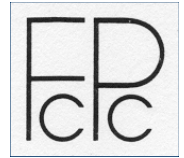
1. Removal of six panhandle lots: Lots 4 – 6, 52, 63, and 64
2. Have staff research traffic calming on the stub street into Silver Maple Estates
3. Considering of acceleration/deceleration lane at the T.Sue Drive access.

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FREDERICK COUNTY PLANNING COMMISSION

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MEETING SUMMARY Wednesday January 9, 2013

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Vote: 6-1-0-0

For: 6 –Young, Hall, Robbins, Lawrence, Hopwood, and Wolfe

Against: 1 – McClurkin

Abstain: 0

Absent: 0

5. **AG CLUSTER CONCEPT PLAN**

DECISION

- a) Pearls and Roses, Lots 1-8 - The applicant requested Agricultural Cluster Concept Plan approval for 8 residential lots on 106.59 acres. Located on the north side of Ball Road, 3,000 feet west of Ijamsville Road. Zoned: Agricultural, Urbana Planning Region. Tax Map 87 / Parcels 197 and 255.

File: S-1159, Plan AP13037.

Staff Presentation:

Mike Wilkins, Principal Planner

Decision: Mr. Lawrence made a motion to approve the concept plan as presented with conditions as listed in the staff report. Mr. Hall 2nd.

Vote: 7-0-0-0

For: 7 –Young, McClurkin, Hall, Robbins, Lawrence, Hopwood, and Wolfe

Against: 0 -

Abstain: 0

Absent: 0

6. **COMBINED PRELIMINARY SUBDIVISION AND SITE PLAN**

DECISION

- a) Landsdale PUD – The applicant requested Phase 2 approval of a Combined Preliminary Subdivision and Site Plan on a 161.6 acre site for 299 single family residential lots, 100 townhouses, and a community center Zoned: PUD, Urbana Planning Region. Tax Map 88, Parcels 44, 45, & 24 File: S-1130, Plan AP13053

Staff Presentation:

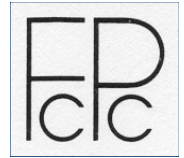
John Dimitriou, Principal Planner

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FREDERICK COUNTY PLANNING COMMISSION

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Decision: Mr. Lawrence made a motion to approve the preliminary plan as presented with conditions as listed in the staff report. Ms. Wolfe 2nd.

Vote: 7-0-0-0

For: 7 –Young, McClurkin, Hall, Robbins, Lawrence, Hopwood, and Wolfe

Against: 0

Abstain: 0

Absent: 0

7. **SUBDIVISION SKETCH**

DECISION

- a) *Ramsburg Property* - The applicant requested non-binding approval of the proposed 68 single family lot subdivision on 125.81 acres, layout is for the purpose of percolation testing only. Located on Roderick Road, south of MD 80, north of Sharon Drive. Zoned: R-1 Residential (R-1), Urbana Planning Region. Tax Map 96 / Parcel 69. File: S-933, Site AP 13043 & FRO AP 13064

Staff Presentation:

Tolson DeSa, Principal Planner

Eric Soter, Director, Community Development

Decision: Mr. McClurkin made a motion to deny the sketch plan. Mr. Lawrence 2nd.

Vote: 2-5-0-0

For: 2 –Young, Hall, Robbins, Lawrence

Against: 5 – McClurkin, Lawrence

Abstain: 0

Absent: 0

Decision: Ms. Wolfe made a motion for conditional approval of the sketch plan for the purpose of percolation and have fewer panhandle lots. Mr. Young 2nd.

Vote: 6-1-0-0

For: 6 –Young, Hall, Robbins, Lawrence, Hopwood, and Wolfe

Against: 1 – McClurkin

Abstain: 0

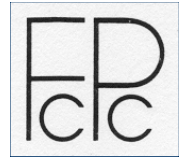
Absent: 0

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8. **SITE PLANS**

- a) *Westview Overlook, Lot 25B* - The Applicant requested Planned Commercial/Industrial Development Site Plan and Adequate Public Facilities approval for a 40,896 square foot two-story office building as well as a 41,310 square foot three-story office building to be built in two phases with associated parking, on a 5.32-acre site. Located along Corporate Drive, east of New Design Road Zoned: Office/Research/Industrial (ORI), Frederick Planning Region. Tax Map 86 / Parcel 215. File: SP 86-17, Site AP12814, APFO AP 12815 & FRO AP 12805

Staff Presentation:

Tolson DeSa, Principal Planner

Eric Soter, Director, Community Development

Decision: Mr. Lawrence made a motion to approve the site plan with conditions as listed in the staff report with the addition of condition #5: Mr. Hall 2nd.

- The applicant work with staff to create a lighting plan using 18 foot lights on the northern perimeter of the property if appropriate

Vote: 6-0-0-1

For: 6 –McClurkin, Hall, Robbins, Lawrence, Hopwood, and Wolfe

Against: 0

Abstain: 0

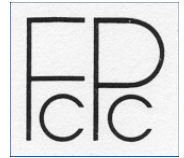
Absent: 1 –Young

- b) *Worthington Square-Geisbert Property* – The applicant requested Concept Site Plan Approval for 72 residential townhouse dwellings and one (1) commercial lot on 7.08 acres. Located along Urbana Pike and Urbana Church Road, northwest of the MD80/Sugarloaf Parkway traffic circle in Urbana. Zoned: Mixed Use/Village Center, Urbana Planning Region. Tax Map 96 / Parcels 257, 175, 174, 34, and 48. Plan AP13049.

Staff Presentation:

Denis Superczynski, Principal Planner

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MEETING SUMMARY

Wednesday January 9, 2013

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Decision: Mr. Hall made a motion to approve the Concept Site Plan as presented.
Mr. Lawrence 2nd.

Vote: 7-0-0-0

For: 7 –Young, McClurkin, Hall, Robbins, Lawrence, Hopwood, and Wolfe

Against: 0

Abstain: 0

Absent: 0

The following item was moved to the [January 16, 2013 Planning Commission meeting](#):

9. **FALL 2012 CYCLE, WATER AND SEWERAGE PLAN AMENDMENTS**

a) Case WS-12-08 Frall Developers, Inc.

Tax Map 79, Parcel 9. Account# 09-263594. Yeagertown Road
Requested reclassification of 34 acres from W-4, S-4 to W-3, S-3. (Supply to Barren) Comp.
Plan: LDR. Zoning: R-1

b) Case WS-12-09 Monocacy Ventures

Tax Map 88, part of Parcels 24, 44, 45. Account# 09-246320, 09-246339, 09-260692. West
side of Ed McClain Road, south of Bush Creek (Landsdale PUD) Requested reclassification
of 379+/- acres from W-4, S-4 to W-3, S-3. Comp. Plan: LDR. Zoning: PUD

c) Case WS-12-10 Baker Park East, LLC

Tax Map 67, Parcel 14. Account# 02-167905. NW side of Gas House Pike within the City of
Frederick (Nicodemus farm). Requested reclassification of 64 acres from W-5 and W-4 to
W-3 and from S-5 and S-4 to S-3. City Comp. Plan: MDR. City Zoning: R-12.

Meeting adjourned at 4:30 p.m.

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